

**CITY OF KUNA
PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, September 12, 2017**

PZ COMMISSION MEMBER	PRESENT	CITY STAFF PRESENT:	PRESENT
Chairman Lee Young	X	Wendy Howell, Planning Director	X
Commissioner Dana Hennis	X	Troy Behunin, Senior Planner	X
Commissioner Cathy Gealy	X	Trevor Kesner, Planner II	Absent
Commissioner Stephen Damron	Absent	Jace Hellman, Planner I	X
Commissioner John Laraway	X		

6:00 pm – COMMISSION MEETING & PUBLIC HEARING

Chairman Young called the meeting to order at **6:00 pm**.

Call to Order and Roll Call

1. CONSENT AGENDA

- a) Planning and Zoning Commission meeting minutes for August 22, 2017.
- b) **17-02-AN** (Annexation), **17-06-S** (Preliminary) – Cazador; Residential Subdivision – a request seeking annexation of approximately 40.20 acres into Kuna City with an R-6 zone (Medium Density Residential) and preliminary plat approval to create a subdivision with a gross density of 4.08 dwellings per acre, yielding 164 residential, and 18 common lots. The site address is 2332 N. Ten Mile Road. ***Findings of Fact and Conclusions of Law.***

Commissioner Gealy motions to approve the consent agenda; Commissioner Laraway Seconds, all aye and motion carried 4-0.

2. OLD BUSINESS

- a) **17-04-AN** (Annexation) – a request from John Browning for approval to annex approximately 6.82 acres located at 882 E Hubbard Road, Kuna, ID 83634 with an R-8 (medium density) residential zoning designation. – *Tabled from August 22, 2017.*

C/Young: We had closed the public testimony and we were in our discussion and there was question for the applicant about bringing that parcel as an R-6 versus an R-8 and in our packet, tonight there is an email from the applicant that R-6 is acceptable. Is there any other discussion on that item? **C/Gealy:** I have nothing else.
C/Young: Okay, then I will stand for a motion.

Commissioner Gealy motions to recommend approval to City Council, Case No. 17-04-AN (Annexation) with the conditions outlined in the staff report, and with a residential zoning designation of R-6; Commissioner Laraway seconds, all aye and motion carried 4-0.

3. NEW BUSINESS

- a) **17-01-Vac** – File Ridge Subdivision Easement Vacation Request: The applicant is requesting approval for Easement Vacation for a portion of the File Ridge Subdivision Final Plat (Bk. 106, pg. 14640 – Ada County Records). The applicant proposes releasing the easements on the east, west, and south sides of Lot 1, block 1,

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File Ridge final plat, the south easements will remain fully intact (Ada County Assessor Parcel No. R2823300010).

Troy Behunin: Thanks Chairman, and other Commissioners, for the record planner III, Kuna Planning and Zoning Department. This doesn't happen very often where we have a vacation request, for vacation from an easement or something else that has already been entitled. What is funny is that in this case we have the Ridley's #2 subdivision which is a commercial subdivision on the south side of deer flat road, this will actually wrap around the northern and western part of the existing Ridley's commercial subdivision. The proposal before you here tonight is for the vacation of an easement for what is called File Ridge Subdivision, and the reason for this is that File Ridge Subdivision was actually platted by Idaho Central Credit Union. Shortly after that recorded, Steve Ridley recorded his final plat. For whatever reason, the two parties got together and decided they would land swap. ICCU would acquire one of the properties in Ridley's Family Center Subdivision No. 1 and Mark Ridley would acquire the File Ridge Subdivision. He felt that was a better fit for the plans he had for the property west of him and the to the north of him. The configuration of File Ridge Subdivision did not really work with his vision for that area, that would require a replat of the File Ridge Subdivision because it was recorded with the county. Following Kuna City Code, what happens is an Applicant is required to put easements around their boundary for all utility stubs and for the purposes of providing services. The purpose for this vacation request is to abandon the easements on the west side of File Ridge Subdivision, on the east side of File Ridge Subdivision and it would also vacate the easements on the south side. Now, the applicant did point out to me that there was a small error on the staff report. It does indicate that all of the easements will remain in place, except for the southern boundary, it should say all of the easements will be removed except for the north boundary along Deer Flat Road. The easements that were being abandoned will actually reappear when Ridley's No. 2 comes forth and the new shape of File Ridge is determined, so it is more or less vacating them and realigning them in a different place when Ridley's #2 comes forward. So that is the request for you tonight, this is just a recommendation to the City Council, and this is just a public meeting and I will stand for any questions that you might have. **C/Young:** are there any questions for staff at this time? **C/Gealy:** I have no questions. **C/Hennis:** This is just the one lot though, within the old Profile Ridge Subdivision, this is just the one piece and we are just trying to include in this in a roundabout way. **Troy Behunin:** This is exactly right. It is the lot directly south of the Ridley's sign on Deer Flat. It is just over an acre in size. We are not losing any easements, it is more or less just realigning three sides of them. I will also let you know that the city did require the applicant to contact the utility providers and either obtain a release or a no interest in the easements, and the applicant has done that and those have been provided to you. **C/Laraway:** How many are needed. **Troy Behunin:** I believe there is four. **C/Laraway:** Because I noticed that there is one already in there from Quest that was already approved. **Troy Behunin:** It was approved by Quest yeah. Idaho Power, Intermountain Gas and Cable One. The City of Kuna would actually be the fifth utility provided, if it was successful in front of Council, that would release interest in those defined easements. **C/Laraway:** This is not a norm for us, but business of property and real estate, I would assume this something that happens quite often. **Troy Behunin:** This does happen regularly in other parts of the valley. **C/Laraway:** And the easements are going to be reestablished? So, we are not really losing anything, we are just going to pick it up later? **Troy Behunin:** That would be correct. File Ridge Subdivision is just going to change with the replat and Ridley's #2 Subdivision is actually going to be considered before council here shortly. **C/Young:** Anybody have any more questions? Okay thank you. Any thoughts or concerns? **C/Gealy:** I have no concerns. **C/Hennis:** It seems pretty straight forward, it is just more legals than anything. **C/Young:** If there is nothing else, I will stand for a motion.

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Commissioner Gealy motions to recommend approval to City Council, Case No. 17-01-VAC (vacation), File Ridge Subdivision easement vacation request; Commissioner Hennis seconds, all aye and motion carried 4-0.

4. PUBLIC HEARING

- a) **17-03-AN** (Annexation), **17-07-S** (Subdivision) and **17-21-DR** (Design Review) – Rising Sun Estates Subdivision; A request to annex approximately 36.30 acres into Kuna City with an R-4, residential zone, and to subdivide the property into 91 single family residential lots and 5 common lots and have reserved the name Rising Sun Estates Subdivision. A Design Review application for the common areas and buffer landscaping accompanies this application. The site is located at the south west corner of East Kuna and South Stroebel Roads, site address is 2067 E Kuna Road, Kuna, Idaho, In Section 30, T 2N, R 1E, APN #: R0615250650n.

Steve Arnold: Mr. Chairman, Commission, for the record Steve Arnold, A Team Land Consultants, 1785 Whisper Cove, Boise, ID. I will go through an overall depiction of the project and then some of the specifics and thoughts behind the design. This is 36.28 acres, we are proposing 91 single family lots, the lots range from just under 10,000 square feet, to 3/4 of an acre. Our overall density is roughly 2.5 units per acre. The comp plan and the plan for this area is between 2 to 4 units per acre, so we are on the lower end of this. The existing zoning is RR. We are proposing an R-4 zoning. One of the things, and the vision we have for the project, and it is because we keep marketing other subdivisions around here, and we keep hearing is a need for larger lots. I am not against the small lots, but there is definitely a demand right now for larger units. Constantly when we are selling homes, the buyers are asking for RV parking. So, a lot of this was laid out so we could have areas where we could get a RV garage or RV parking on the lot. That being said, we are really focusing on the end game here, the product type that we are going to be putting out there. A lot of thought process is going into the homes and the size that we are putting in there, and the control we are going to have. We are going to be managing which builders come in and which product type comes in. So, we are going to have in the ACC for the subdivision, who manages those homes. We will manage things like the facades, the color the tones and the different textures of the buildings. Why we do that is we try to build equity by design. So, you start out building the homes nicer and by the time you get the end phase the goal is that the last lots are worth much more of a value than what the first ones came in with. Some of our last few phases will be adjacent to Indian Creek, or there to the east to the site. Phasing will all depending on utilities coming in and how that works. Some design considerations with the actual layout and what we are proposing. Kuna road is a minor arterial and it is planned to have five-foot detached sidewalk. City Code requires a 20-foot landscaping buffer, we are going to add an extra five feet to buffer any extra noise that might be added. Stroebel is identified as a collector, ACHD is requiring that we build have a 36-foot-wide street section so we will have curb and gutter and I am proposing a detached sidewalk that will be located in an easement. There again, city code requires a 20-foot buffer, we are proposing a 25 foot, again that is to buffer the residents of the subdivision from the noise of the adjacent road. Throughout the subdivision we are planning on doing a 36-foot street section with an 8-foot planter on either side. With that we are trying to hit that higher end price point, so we will be planting a landscape strip there with street trees and create a nice boulevard effect with the detached sidewalks. Our entrance out to Stroebel, we originally planned it quite away to the south, and during our neighborhood meeting, that was one of the concerns that they had, was the lights that we had hitting the homes further to the south, so we did move that. That entrance will be landscaped as well, both on the north and the south side to create a nice approach into the subdivision. Our second entrance onto Kuna Road will utilize an existing right of way from ACHD. We are currently in process of negotiating with the owners we are buying this property for, because they own property on both and west side of that unopened right of way. Our goal is to try and work with them, and right now there is an existing 44-foot strip of right of way, but what we would like to do is either buy or utilize an easement for another 20-feet on either side. We don't have that worked out just yet, otherwise we would be showing

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that. But our goal is to create another secondary access into the subdivision that has nice landscaping. We did landscape where we could, where we own that little sliver in up at the northwest corner of the property. We are extending the pathway along Indian Creek, and that is 30 to 35-foot common lot, with a ten-foot pathway in there, and currently there is extensive vegetation in there, but what we take out we will re-landscape, because the goal is to create a nice pathway and keep as many existing trees as we can and meander the pathway through there to create a nice amenity for the subdivision. Something that was added into the staff report and it was my error not showing and it was something Troy suggested that we do, and I agree with it, was that on the east stretch along Indian Creek we are going to coordinate two pathway connections from the roadway to Indian Creek. Currently our connection was off Stroebel and off of our common park, and the common park there in the east, we are planning on providing a gazebo and picnic area as a staging area for people walking and utilizing the green belt. We are going to have an HOA that maintains all of the landscaping and the integrity of our subdivision. So, this will be under one control. Usually the traffic is a concern and we looked at the traffic that would be generated by the site. Currently, it will generate 866 trips per day, we anticipate a lot of those to be split to either entrance, one out to Kuna and one out to Stroebel. Kuna, currently has 266 peak hour trips, and a roadway as a minor arterial can go up to 575, so we are way under traffic related generation issues. Stroebel again is a collector, and there are no counts on there because there hasn't been enough traffic that ACHD sees the need to go out there, but it can handle up to 425 trips, which is well under what this site is going to generate. State highway 69 has 8900 Trips a day on it, it can well above 30,000 to 40,000 trips a day on it, because it is a principal arterial. ACHD has approved this design, and they have accepted the site. One of the conditions of approval that ACHD has brought up that we are adding to on to our east west street down to the south, I am going to add a couple chokers there. Chokers are basically a bulb out, and it generally tends to slow down some traffic. So, as we laid out the site, we tried to get as many large lots as possible, because we believe that is market niche that is being missed. It is a unique parcel, and it will be challenging to lay the roads out within it, but I think what we have before you tonight is going to be another nice project. I did Denali Subdivision, and they say it used to be the best sub north of the tracks, I think this is going to exceed or as good as Denali, with that I am going to stand for any questions. **C/Young:** Are there any questions for the applicant at this time? **C/Gealy:** I have no questions at this time. **C/Hennis:** I have a couple of questions. So, next to your pocket park and I believe, it is lot 12 clear over next to the pocket park on the far left, how do you access that lot? **Steve Arnold:** Chairman Young, Commissioners this property has got a sewer easement that is coming through it, essential in alignment with the road there, the easement still goes through the common park and the proposed lot and what I am proposing we do because we need a hard surface for the sewer easement, I am proposing to put a flag lot that comes off street and goes down along the northern boundary or our common area and that other lot and that hard surface will be utilized by both the resident that owns the lot and the city for maintenance, so there will be a joint easement that we will be placing over that driveway into that lot, but it is currently proposed as a flag lot for right now. **C/Hennis:** Much like the other lots there, just due south of the young property in the middle? **Steve Arnold:** Correct. **C/Hennis:** So, you are just going to have flag poles there in what you have indicated as phase two. **Steve Arnold:** Correct. **C/Hennis:** Lastly, it looks like lot 2 and 3 up where that proposed Easter Avenue is coming down, again how to do you access lot 2 and 3? I would assume you would drive down Easter Avenue for two... **Steve Arnold:** Correct, that is another flag lot. **C/Hennis:** So that is that little indication between 5 & 7, the little stub. **Steve Arnold:** Yup, that is correct. Again, the attempt here is that we are trying to get as many big lots as we can with limited amount of street. **C/Hennis:** Right I understand, there was a couple of them that I couldn't see what you were doing especially around the lower left, so thank you. **C/Gealy:** Can I have a follow up question to that? The easement then for the lot down to the south west, that is an easement just for access to the lot and for City maintenance? It is not vehicle access for the public to the pocket park? **Steve Arnold:** correct, the park will have a pathway that goes into it. The flag lot is direct access to that lot and on that flag, will be an easement

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for the city sewer for maintenance, which requires a hard surface to get vehicle in and out along the sewer. We will also have that hard surface extending through our common park going to the west. **C/Gealy:** But that easement is not for park maintenance, it is for sewer maintenance. **Steve Arnold:** Correct. **C/Gealy:** so, there is no vehicle access to that park? **Steve Arnold:** Correct, it is neighborhood pocket park that people just walk to. **C/Gealy:** what my understanding is you would be gifting that to the city. **Steve Arnold:** The pocket park? No that is for the neighborhood. **C/Gealy:** So that is an HOA. **Steve Arnold:** HOA, that is correct. **C/Gealy:** Maintained. **Steve Arnold:** That's correct. **C/Gealy:** Thank you, I have no further questions at this time. **C/Young:** Okay, are there any other questions for the applicant at this time? Okay, thank you. We will now have staff come forward.

Troy Behunin: Good Evening Commissioners, for the record, TB, Planner III, 751 W. 4th Street, Kuna. Staff would point out that the report on page one has it listed erroneously as 17—13-DR, it is 17-21-DR. The applications before you tonight are case No's 17-03-AN, 17-07-S and 17-21-DR (Annexation, Preliminary Plat and Design Review) is presented for your vote to recommend approval or denial to Council for the Annexation & PP, and your decision on the Design Review component. The application materials have been assembled for your packets, hopefully you have had a chance to review them as needed. All of the noticing procedures have been followed to hold the public hearing tonight. The applicant seeks annexation of approximately 36.30 acres, into Kuna City limits with an R-4 zone, which matches the Comp Plan map, designation of Low Den Res. This project is known as the Rising Sun Subdivision which is located at the southwest corner of Kuna and Stroebel Roads. This project has frontage along Kuna and Stroebel Road and proposes access in two places. One on each classified roadway. The site touches City limits on the north line and so qualifies for annexation into the City. Applicant also proposed a preliminary plat for up to 91 buildable lots and 5 common lots four shared driveways. Applicant has also submitted for subdivision landscape design review and staff has no concerns with their proposed landscaping. Applicant will extend all public utilities to the site and anticipates 3 phases for the project total which will bring 91 total buildable lots, with a density proposed at 2.5 Dwelling units per acre and with 5 common lots that total approx. 4.17 acres or, 12% of open space including trails and pathways along Indian Creek and a smaller park to the west, with a gazebo and big-toy for children. Staff has discussed additional pass-through trails in at least 3 additional locations for connectivity, Steve Arnold stated they have no objection. Staff has worked with the applicant to get it before you tonight, and they have submitted everything staff has asked for. Staff finds this application to be in concert with the comprehensive plan goals and the comp plan map. Staff would also point out that under section L on page 10 of the staff report, under item e. it states, "A stub street, with utility stubs, shall be extended from the project south of the Kuna Canal to the property east of the project." Staff notes that this should say.... "The stub street to the west shall be extended to adjacent properties as proposed, and include utility stubs". I stand for questions. **C/Laraway:** When we approve these plats, and we have had some conversation about the lots in the back, and the access roads that go back to them, are they able to get emergency vehicles in there? **Troy Behunin:** For the shared driveways? **C/Laraway:** Yeah, they just don't look that wide on here. **Troy Behunin:** They will have to be compliant with the Kuna Fire District Regulations, which is 250 feet. They will have to compliant with the rules for that. For whatever reason, that number is alluding me right now, but I believe it is 250 feet for a driveway. **C/Laraway:** What about the width? **Troy Behunin:** The width will also have to be compliant with that as well, at least a 20-foot-wide paved surface. **C/Laraway:** Thank you. **C/Young:** Any other questions at this time? **Troy Behunin:** where these shared driveways would be, staff would actually recommend a 25 to 30-foot-wide paved surface. **C/Laraway:** Those are considered driveways, and not ACHD roads? **Troy Behunin:** They are private driveways. **C/Gealy:** The secondary access road at Easter Avenue, is that a permanent access? **Troy Behunin:** That would be a permanent road. **C/Gealy:** not temporary? **Troy Behunin:** Not temporary, correct, and then when the parcel, they great big square that dips not into the middle of the site, develops, it will responsible for

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the eastern part of Easter Avenue. **C/Young:** Okay. **C/Gealy:** Have you identified with the applicant where the pathways are that give access to the development to Indian Creek? **Troy Behunin:** We did discuss that, staff suggest that when someone is entering the property from Stroebel Road, that entry road is called Sol avenue or Sol Street, and that the pathway would be somewhere in the middle mark for that block, that would be satisfactory to have it go through there. **C/Hennis:** I thought we were talking about pathways going from Theo Drive down to the Waterfront. **Troy Behunin:** Yes, we have actually suggested three connections, one is you enter on Sol Street, and then at least two on Theo Drive so that citizens can access the creek from that east west corridor, it was not decided but somewhere where the streets meet so it basically divides it up into thirds, so people don't have to walk to far to find two larger lots next to each other, they can sacrifice a little bit of land for a twenty-foot easement, or a twenty-foot access. **C/Young:** Okay, so somewhere just east of Marisal, and probably somewhere just west of Sunniva Avenue. **Troy Behunin:** Correct, somewhere just west of that. **C/Laraway:** One quick question we talked about Lot 12, it looks like south of Lot 12 there is an area that is blocked out, and it is not park nor building lot, is that going to be something particular? **Troy Behunin:** Lot 12 next to the pocket park? **C/Laraway:** yeah, well south of that there is a blocked off area that looks like almost a half lot. Is that going to be anything? **Troy Behunin:** Actually, that is not splitting the lot, that is the Avalon-Orchard tracts subdivision line, it is not creating another lot, it is just an errant delineation. If you look at the pattern of the line it indicates that it is section line or a previous boundary line. **C/Laraway:** But that is all going to be a part of lot 12? **Troy Behunin:** yeah. **C/Laraway:** One more question, at the top of Kuna road there, they have a roundabout, is that just a drawn representation? **Troy Behunin:** Actually, ACHD has indicated that they would like to place a single lane roundabout at that intersection, not immediately but they are planning for it, and they are asking for right of way to be reserved, not dedicated, but reserved and planned around. Which, they have accommodated. **C/Gealy:** What was your recommendation in respect with the monument sign? **Troy Behunin:** All subdivisions, that have a monument sign for the entry, they are all required to have design review for them, the design review application did not include a monument sign request, it is nothing that will hold up any of the approvals, it can be done at any point and time. We just want to make sure that it gets done. **C/Gealy:** Are you recommending two monument signs, one at each entrance. **Troy Behunin:** If the applicant would like to have two, then we would like that, we are not making a recommendation on the number of signs. **C/Gealy:** At least one? **Troy Behunin:** ***inaudible*** **C/Gealy:** Thank you. **C/Young:** any more questions for staff at this time? **C/Gealy:** I have no further questions at this time. **C/Young:** Then this time I will open the public testimony at 6:45. I don't see anybody listed to testify for neutral or in opposition, is there anybody who has not signed up who would like to? **C/Hennis:** That is for any questions that you might have. **Alvina Unser:** I just asked Steve if he would change that entrance, and you did do that didn't you? Because he had it right down there across from my house, which would have been right on the other side of the bridge, where traffic is horrible. I can look down the road and see nobody coming and by the time I blackout of my driveway onto Stroebel, they are beeping at me. I guess my other question is on that pathway, is that going to be open to Stroebel Road, or are you going to be putting your berm in clear down to the creek. **Steve Arnold:** I am going to leave it open. **Alvina Unser:** You're going to leave it open? **C/Young:** Actually, if you could ask all of your questions to Steve, and then he can respond of the record after in the microphone as well, so just go ahead and ask all of your questions. **Alvina Unser:** Well those were just my questions, if that was going to open on to Stroebel Road, because we are getting a lot of tubers in there, and I am wondering if we are going to use that pathway to get into the creek, I don't know, or if they are still going to come in on this other side to get in. I don't know if your stop the tubers floating the creek. **C/Hennis:** okay, thank you. **C/Young:** Thank you, and Steve will respond here in just a moment, is there anybody else who has not signed in, okay, is there anybody else so we can just do it all at once. Please come up and sign in here. For the record, the last speaker was Alvina Unser at 300 Stroebel, here in Kuna. **Laura Anderson:** I am at 474 Stroebel Road, so we are just kiddy corner to the south of the development. We are in favor of it, but we do have, and this might not be the right place to have this

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concern but maybe a recommendation may be made. We are concerned also kind of like with what Ms. Unser said, and that is the speed limit over there. Because there is that hill, just south of the creek, traffic goes so fast, but you can't see it coming until they are right on you, and I am afraid with all of that extra traffic coming and going, it is going to be a real dangerous location. So, we might need to make an adjustment on the speed for sure. Other than that, we are in favor of the subdivision. **C/Young:** Okay, Thank you. Okay, seeing nobody else listed to testify, I will have Steve please come back up. **Steve Arnold:** Chairman Young, members of the commission, I think the main concern was the pathway connection out there. I think that is a city regional path, and I don't think that I can block it, but if they want us to redirect it or move it somewhere I can definitely do that. But, this is regional pathway that's in your plans, that we are just building. Our goal, there is a parking issue that I have been told by the neighbors along Stroebel, so we are going to work directly with ACHD to try and make sure that there are no parking signs installed and work with them to help enforce that, because Stroebel is a collector and you should have parking on it. Hopefully we can get that resolved with them, and with that I will stand for any additional questions. **C/Hennis:** I think with regards to that, there have been some previous improvements made in the last couple years to give consideration to the tubers and the recreation users there that have actually worked pretty well, so I invite you to work with the city to do some of the same, to provide them with some extra, you know they basically have given them extra wide shoulders over there and it has allowed to get off the pavement to allow better traffic flow through there. It is a consideration that is going to happen, and putting no parking signs won't stop them, I travel that road. So, it's something, please, that we will have you work with the City on to try to help with that situation, and they have done a good job whether it was the City or ACHD that provided those, they have actually done some nice improvements over the last couple years and it has worked pretty well I think. **C/Young:** hopefully they have helped with some of the properties along there. **C/Hennis:** It is a heavy recreational use this time of year, so you know with the tubers. So, any additional help, like access to that path would be welcome. Things to please work with ACHD and see what they have come up with as well. **C/Young:** I know the speed limit is ACHD, but maybe in our proposal to Council, ask them to maybe speak to ACHD about reducing the speed limit along Stroebel. **C/Laraway:** is it a 50 MPH speed limit there next to the bridge? **C/Hennis:** yes. **Steve Arnold:** it should probably be reduced to 35 MPH through there, for site distance reasons. **C/Hennis:** One quick question for the applicant regarding the flag pole lots regarding the common driveway, it that going to be kept by the HOA. **Steve Arnold:** Chairman Young, Commissioner Hennis, yes, that is, as a condition in the staff report, that we agreed to, and I don't think that I went on record, that we do agree with all of the conditions in the staff report, but in our CC&Rs and in the deed restrictions for the two properties there will be specific discussions about how those are maintained by the owners of the flag lots. So, those will be maintained, and as troy has stated they will be fire rated, and they are quite a bit less distance, it is 250 feet from a public street to the actual building that the home can't exceed, whether it is flag lot or any other kind of lot situation. **C/Gealy:** But the driveway will still...I mean if you're having people looking for RV parking the driveway would still accommodate RVs. **Steve Arnold:** Oh yeah, they driveways will accommodate a 70,000-pound fire truck so they can accommodate RVs. **C/Hennis:** Okay great, Thank you. **C/Young:** are there any other questions for Steve? **C/Gealy:** well, I have some concerns, I don't even know if they are questions, and one of the concerns is the pocket park, and what appears to be very limited access, even for maintenance, and it seems to me to be even more appropriate to have vehicle access, if it was to only bring in a lawn mower or to collect trash from the pocket park to have some vehicle access, even if it was just for maintenance purposes. **Steve Arnold:** Chairman Young, and Commissioner Gealy, the access to the park, which is a sewer easement, on that sewer easement we have to have a 20-foot wide hard surface on, so along that flag lot that comes in we will have a piece of the easement that runs along the north boundary of that little curve in there, and that will have a 20-foot hard surface that will both for access into the park, both for pedestrian or vehicle for maintenance, it will also be available for the city sewer. So, you will have a 20-foot hard surface for sewer, we will use it for maintenance for the park for lawn mowers

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and stuff, and we will use for pedestrian access to, along with pedestrian connections south from the pocket park to the trail system. **C/Gealy:** So, that would be stipulated that that easement would be available for maintenance so the owner of that home on lot 12 would be aware of at least maintenance traffic. I think there is a risk that you are going to have other vehicular traffic on that easement as well. **Steve Arnold:** Well, what we will do in those situations is we put bollards up that block general vehicle access. In this case we would probably make it so the bollards go to the west of wherever the resident makes their driveway and sign it up front, that this is a private drive. **C/Gealy:** Do you intend to pave the pathway along the creek or will it be a natural surface. **Steve Arnold:** its paved. **C/Gealy:** I think it is great, I really like it and I don't want you to misinterpret my concerns, but there is a lot of summer recreation tubing traffic that happens on that corner there and I wondered if you had considered putting that park on the other end, to relieve some of the pressure on that bridge and some of the neighbors over there. **Steve Arnold:** We considered that, my concern is that if encourage additional parking from the public onto the subdivision that that would a detriment to our subdivision with people using the park as a parking area for the tubing, and I think that would be a detriment to our subdivision. I like Commissioner Hennis's idea of working with ACHD, and perhaps create areas of parking parallel or on either side of the road, and I think that would have less impact on our subdivision then to put a park where people drive into the subdivision, park or park along our streets to go tubing. So, that was a consideration I just don't feel it would be good for our subdivision. **C/Gealy:** Thank you. **C/Laraway:** One question also, I know this is going to be down the road a little bit, but if this green belt is going to attach itself to the City's, is that park going to be open to public? **Steve Arnold:** Chairman Young, Commissioner Laraway, we won't be restricting it. It would be difficult, it is just like any common park in a subdivision, it would be private, but you don't fence them off. **C/Laraway:** I am just bringing it up, that that is reality and it is probably going to happen. **C/Gealy:** there may be other users, but they won't be getting there by vehicle, unless it was a bicycle. **Steve Arnold:** Correct. **C/Young:** Are there any further questions for the applicant. **C/Hennis:** I have no questions. **C/Gealy:** I have no further questions. **C/Young:** and with that we will close the public testimony at 7:03. That brings up our discussion and anybody have any thoughts. **C/Laraway:** I think Commissioner Gealy said, this is a subdivision that is outside the norm that we have been approving and think we need to go in that direction if we get the opportunity. **C/Hennis:** I do like what they have done with the little larger lots, and providing some of the more amenities that we have been talking about and trying to include into the City's subdivision that we have been hearing a lot lately. I think the fact that it is less than an R-4 is really nice. I do want to make one common in regard to the pocket park. I think that it's an advantage to the subdivision owners to have it at the other end and maybe use it a little more privately as opposed to right along Stroebel and we all know in summer time that that is going to be inundated by other people, so that still gives them a refuge that they can use. I think it is better at the other end. **C/Young:** I agree, I know with subdivisions that are much farther west and downstream from typically where people put in right here and there are neighborhoods there with their private parks and there are issues there, but that is people getting out. This one is more near the entry point so hopefully people would bypass that then try and use it. As far as the speed limits, I know it is always a concern, especially with the amount of activity in the area, but hopefully it will be in the record and maybe we can ask council as a side note, can we talk to ACHD about some of these areas. **C/Hennis:** well they always say they don't address these traffic issues until something comes into the area, so having this subdivision come into the area, and having the roundabout into that area is going to bring that conversation up, I think a lot more rapidly I believe than anything else. So, I think it will come about its own way. Trying to fit this into that parcel is kind of difficult I think they did an interesting job here. There are some good amenities. **C/Gealy:** I have heard several conditions. What I heard was some work staff on landscaping, on the monument sign, on the pathways to Indian Creek, and to work with ACHD on the parking with Stroebel road, and that there was an adjustment to the staff report in regard to the stub street to the west. Were there any other adjustments? **C/Hennis:** No, that is all I have, and the monument sign, that is going to be something that they

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address later. They are going to have to bring that in separately. **C/Gealy:** this is design review. **C/Hennis:** But they don't have the sign yet, they have to bring it forth to us as a sign permit, correct? **Troy Behunin:** That base was already covered, but proposed condition number seven says that all entry monument must go through design review. Staff was just bringing it up for the public record. It was shown on the plans but it was not in the application. We want everyone to remember we have to do it later. **C/Gealy:** Okay, thank you.

Commissioner Hennis motions to recommend approval to City Council for Case No. 17-03-AN (Annexation), 17-07-S (Subdivision) for the Rising Sun Estates Subdivision with the conditions as outlined in the staff report, with the additional conditions to work with the city on landscaping for the buffers on Kuna and Stroebel, to provide two pathways along Theo Drive accessing the waterfront and one around middle point across Sol to Sunniva Avenue, also to work with ACHD for parking considerations and mitigations along Stroebel Road, and adjusting the stub street to the west as outlined by Troy Behunin; Commissioner Gealy Seconds, all aye and motion carried 4-0.

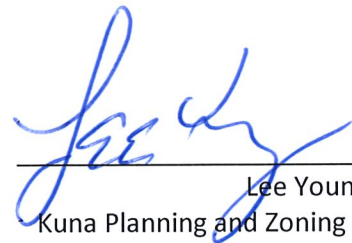
Commissioner Hennis motions to approve 17-21-DR (Design Review) for the Rising Sun Estates Subdivision with the conditions as outlined in the staff report, and recommended conditions, listed above, by the Planning and Zoning Commission; Commissioner Gealy Seconds, all aye and motion carried 4-0.

5. COMMISSION DISCUSSION AND REPORTS

Wendy Howell: I want to remind everyone that on September 20th is the community workshop for the new comprehensive plan. It is from 4 to 7 at the high school. If you would like to visit our booth at the football game, the following night, September 21st, there will be a drawing for prizes and gift cards from local businesses.

6. ADJOURNMENT

Commissioner Gealy motions to adjourn; Commissioner Hennis Seconds, all aye and motion carried 4-0.



Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:



Wendy I. Howell, Planning and Zoning Director
Kuna Planning and Zoning Department